

Meyerlander MONTHLY

Official Publication of the
Meyerland Community Improvement Association

Issue 1 | Volume 1

MEYERLAND.NET

MARCH 2013



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IMPORTANT CONTACTS

MCIA OFFICE

Amy Hoechstetter MCIA General Manager
Lisa Murray Architectural Coordinator

OFFICE HOURS:

Monday - Thursday 9:00 a.m. - 2:30 p.m.
Friday 9:00 a.m. - 12:00 p.m. Central Time.
Closed Saturday, Sunday, and holidays.

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General Email office@meyerland.net
Architectural Control Committee macc@meyerland.net
4999 West Bellfort St., Houston, TX 77035

Visit our website at www.meyerland.net

SECURITY

Precinct 5 Constable (including burglar alarms) 281-463-6666
Emergency 911

CITY OF HOUSTON

Houston Help & Information.... 311 or 713-837-0311

COUNCIL MEMBER ELLEN COHEN

Houston City Council District C.... 832-393-3004
Meyer Library 832-393-1840

CENTERPOINT ENERGY

Electric outages or electric emergencies
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Suspected natural gas leak
..... 713-659-2111 or 888-876-5786

For missed garbage pickup, water line break, dead animals, traffic signals, and other city services, dial 311. Some mobile phone users may need to dial 713-837-0311.

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To contact a member of the Board of Directors, please visit www.meyerland.net and click Contact Us.

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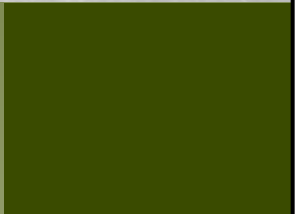
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Meyerland



ANNUAL MEETING

Wednesday, March 20, 2013
7:00 pm

Lovett Elementary • 8814 South Rice • Houston, TX 77096

GUEST SPEAKERS!

Rabbi Jack Segal
Congregation Beth Yeshurun,
Rabbi Emeritus and author
will speak on the power
of positive thinking

GREAT PRIZES!

Grand Prize:
One lucky resident will
win a waiver of your
2014 assessment fee.
Door prizes too!

ELECTIONS!

Bring your ballot...
the 2013-2014 Board
elections will
take place prior to
the meeting.

MEYERLAND: POSITIVELY THE BEST!

- Image & Beautification Report: landscaping/irrigation around "Meyerland" signs
- Neighborhood Security Update: Constables & HPD; Citizens On Patrol
- St. John's Presbyterian Housing Project Update

Question and Answer session at the
end of the meeting.

You may send questions beforehand
by emailing events@meyerland.net



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Letter from the Editor

by Gerald Radack, At-Large Director

Welcome to the new Meyerlander Monthly! I'm sure you noticed immediately the new look and feel of this newsletter. We've heard from residents how they wished for more frequent communication from the Association. This newsletter is produced by a professional publishing company, Peel, Inc., that specializes in community newsletters with hundreds of homeowner association clients all over Texas. They provide all services - prepress, ad sales, and mailing - at NO COST to the Association. Yes, that means FREE.

The original, quarterly Meyerlander newsletter was written, designed, and printed by the volunteer Publications Committee. Each issue required enormous amounts of time specialized skills in graphic design and publishing software. The overhead became an obstacle for us to focus on providing content in a timely manner. Peel Inc.'s services free up tremendous time for our volunteer committee, allowing us to focus on providing more news you can use. And as you know, with the cost of paper and postage going up, we're saving the Association money, too.

Of course, with anything free, there is a catch - the newsletter is paid for by ads. Newsletter advertising has been a touchy issue for the Board for years. We have had many companies approach us over the years wanting to advertise in our newsletter. We always declined those requests because of the time constraint it would put on our volunteer Committee Members, as well as our paid staff, to sell ads, collect ad bills, etc.

Our partnership with Peel, Inc. will allow MCIA to save money, time and allows us a MONTHLY communication about events in the neighborhood. We retain full editorial control of the articles, so rest assured we haven't handed over the keys to an outsider. Also, the publisher will not sell or lend the Meyerland mailing list, or use it for any purpose other than mailing the newsletter to Meyerland residents.

On February 11, after lengthy discussion, the MCIA Board voted to allow a trial period with the new Meyerlander Monthly that includes advertising. The MCIA Publications Committee (Marlene Rocher, Amy Hoechstetter, Lisa Murray, Chris Bisel and myself) are excited to present this first issue, and we would like to welcome Shirley Hou to our Committee. Shirley is a recent past President of MCIA and brings a wealth of knowledge about Meyerland to our Committee and is a power-house organizer. Periodically, we will still produce a "Special Edition" Meyerlander in the full-color style with lots of pictures as you were previously accustomed to receiving.

We hope you are as excited as we are for this new age of the Meyerlander publications. We want to hear your comments - both positive and negative as well as articles or stories you would like featured; please email us at meyerlander@meyerland.net. If you have a local business and would like to advertise in future issues, please contact Peel, Inc. directly at 888-687-6444 or email advertising@peelinc.com.

Manager's Memo EVER PLAY THE GAME TELEPHONE?

by Amy Hoechstetter, General Manager of MCIA

For those who do not know, it is played by a group of people who share a message from person to person - one at a time - until the last person is told. The last person then repeats the message as they heard it. Has that message ever been identical or even close to the original message that was spoken? The answer is most likely, no. We have had quite a bit of that going on in our Association as of late. There are many misconceptions we have been successful in correcting, but there are still others we just never catch up to causing frustration and anger that could have been avoided.

In an effort to give all of you every avenue to get accurate and up to date information, the Board and this office will do our best to provide you with various ways to get it. We ask that you take advantage of these opportunities, as we work very hard to make them available.

The first is this publication. Please look to this monthly publication for answers to your questions and informative articles that may affect you.

The second is our website. At www.meyerland.net, you will find some of the same information as in our publication, but you can take it a step further by corresponding with your Board members, the office staff, or even each other.

The third is our email blasts. We send these when we have pertinent information to share. This may include crime reports, meeting notices, event alerts or even requests for community assistance.

We feel these three options give you many opportunities to be kept abreast of Association activities. We welcome comments and assistance as we always look for ways to improve.

It is our desire to make the game of Telephone truly a child's game.



Message from the MCIA Acting President

by Chris Bisel, Director of Section 7

As the temperatures creep downward finally into more comfortable outside weather, we can all enjoy being out around our great neighborhood.

I hope that many of you participated in the National Night Out last fall and have gotten out in this nicer weather to meet more of your neighbors. It is so important for us to know our neighbors. If we all keep an eye out for each other and our surrounding properties, it is like having an additional security force in place. If you ever see anything out of the ordinary or even questionable, please call our Precinct 5 Constable dispatch at 281-463-6666 and they will send a Deputy right over to check it out. Also, please make sure that the Precinct 5 number is the contact for police for your home alarm. They will arrive in a much quicker response time than HPD is able to, and this is why we pay to have them

here. Along with that, please make sure you have the Precinct 5 phone number programmed into your cell phone, preferably on a speed dial setting. This way you don't have to fumble around looking for that number when you see something suspicious.

Please be mindful of the fact that Tuesdays are our regular trash pickup days and let your yard maintenance crews know not to leave the clippings curbside if it cannot be picked up the next day. It makes our neighborhood look unkempt by having the trash out days ahead of time. Enclosed in this newsletter are the trash and recycling collection days for our neighborhood. Let's keep our neighborhood beautiful!

I hope each and every one of you had a Happy New Year and wish you a pleasant remainder of our cooler times here in Southeast Texas. Thanks for your support of our neighborhood!

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SJPC/PCHAS Project Update

by the MCIA Board of Directors

Your MCIA wishes to keep you abreast of the status of the St. John's Presbyterian Church/Presbyterian Children's Homes and Services Transitional Homeless Shelter scheduled for construction beginning 2Q '13. We became aware of the project in early 2012, and held an open forum meeting in June 2012. Meyerland residents have shown they are overwhelmingly opposed to the shelter (by evidence of petition, response to local directors, as well as the MCIA office). The MCIA Board of Directors voted to oppose the project in July 2012. There have been several attempts made to engage the church and its partners (PCHCAS, HomeAid, Greater Houston Builders Association and Ryland Homes) in discussion/negotiation to offer alternatives with regard to the location, and/or possible purchase of the land. To date, our offers have been refused, and the church and its partners have been unwilling to meet. The project is moving forward.

The plan is to build four duplexes on the unrestricted reserve surrounding SJPC. The duplexes will house seven single-parent families (SPF) with children ranging in age from infant through 18, for a period of up to 15 months. One of the eight residences will be occupied by a social worker who will provide training, counseling, life assistance and support to the mothers of the other households.

To clarify once again, MCIA does not oppose the concept of the project, just the location. We feel strongly about preserving the single-family residence nature and character of Meyerland; a sustainable single-family dwelling community for nearly 60 years. Single-family dwellings are the lifeblood of our community, and are also required by our deed restrictions. Additionally, families support schools, churches and community. SJPC has been a member of our community for many, many years. In hopes of their continued support of our community, we have provided them with more appropriate options/alternatives for projects like this Transitional Homeless Shelter.

A taskforce formed of concerned Meyerland residents and MCIA directors has had meetings with our District C Council Member Ellen Cohen, At-Large District 5 Jack Christie, and Mayor Annise Parker. Although there was interest expressed in our options/alternatives, the taskforce has been unable to gain support for our cause. The "unrestricted reserve" around SJPC is not deed-restricted, and because of the lack of zoning in Houston, there is no legal recourse to serve



us. Our elected officials also have been unsuccessful in attempting to have SJPC and its partners enter into discussion/negotiation with the taskforce. Rebecca McCracken, granddaughter of founder George Meyer, stated in a letter to MCIA, Mayor Parker and the church and its partners, that her grandfather never envisioned a church undertaking a project such as this in the midst of our neighborhood. It appears the church is struggling financially and doesn't seem to have made any significant infrastructure improvements to their facility to attract new membership for years. They have had a declining membership, currently with about 160 families, of which only 6 actually live in Meyerland. Their motives in this project are unclear, since they have been unwilling to sit down and talk. The sustainability of the shelter is also a concern, due to a substantial voluntary donation being required annually to fund operations.

At this point, we are concerned that once construction starts, more residents will voice their opinions. We don't know if property values in the local area will be affected, but we are aware there are residents living near the SJPC property who have issues with the project.

In closing, on January 31, an article in Chron.com stated that the City of Houston had approved permits for the shelter, with groundbreaking set for summer '13. Officials from HomeAid Houston and Ryland Homes are quoted in the article as being "delighted and excited" about the project. PCHAS, an Austin-based organization, has two other shelters (in Waxahachie and Weatherford, Texas). Of note: The Transitional Homeless Shelter scheduled for construction in Meyerland will be PCHAS's first in Houston.

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MCIA Image Committee News

During the month of January, there was significant amount of action at the four signs bookending North and South Braeswood. We finally hurdled all of the City of Houston's requirements in order to install the irrigation system and landscaping at the "Meyerland" sign locations. The irrigation system and the landscape beds will be fully installed, along with much of the vegetation. The rest of the plants will follow once we get closer to spring.

Tree pruning will also be ongoing along the Braeswood corridor during the next month or so, mainly south of the

bayou. Last year, the trees along the Beechnut corridor were pruned and shaped. The pruning will allow much needed light to planting areas and the turf, as well as removing dead wood.

We are also removing some of the shrubs which have long passed their prime and gotten "snaggle- toothed." Over the years, some of these shrubs have suffered disease, endured tough elements, or were trampled for makeshift walkways, and are the lone survivors in what were continual plantings. Some of these areas will be eventually replaced with fresh, more modern, and enduring plant species.

Trash Schedule - March to April, 2013

March, 2013						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
					1	2
3	4	5 Trash	6	7	8	9
10	11	12 T/R	13 Tree!	14	15	16
17	18	19 Trash	20	21	22	23
24	25	26 T/R	27	28	29	30
31						

April 2013						
Sun.	Mon.	Tues.	Wed.	Thurs.	Fri.	Sat.
	1	2 Trash	3	4	5	6
7	8	9 T/R	10 Junk!	11	12	13
14	15	16 Trash	17	18	19	20
21	22	23 T/R	24	25	26	27
28	29	30 Trash				

Notes

Household garbage is collected weekly in a City-provided trash container.

Yard trimmings, grass clippings, and small branches must be placed in City-approved compostable bags and placed next to the garbage bin. These are collected weekly.

Recycling is collected every other week in a green, City-approved container. Place the recycling container next to garbage container. Consult the City of Houston website - houston.tx.gov > Solid Waste for the items that can be put in the recycling container.

Tree Waste/Junk Waste are collected every 2nd Wednesday of the month for all of Meyerland. Tree waste and junk waste collections occur in alternating months, odd-numbered months for tree waste (January, March, May, July, September and November) and even-numbered months for junk waste (February, April, June, August, October and December).

MCIA Deed Restriction Rules: Weekly - Put garbage and recycling containers, as well as yard trimmings, etc., on the curb no earlier than 6:00 p.m. one day before pickup. Remove containers no later than 10 p.m. on trash pickup day. Monthly - Put heavy junk/tree waste on the curb no earlier than Friday 6 p.m. before the 2nd Wednesday heavy junk/tree waste collection.

If you have a problem with a garbage container or your pickup was missed, call City of Houston at 311. MCIA cannot handle this issue on your behalf.

With Great Appreciation to Elite Concrete and Construction



Going through one entire season of full planting, our signs at South Rice and our Meyerland office have never looked better. The flowers are beautiful, the shrubs are full but the final touch – the edging – makes the signs look great! Even a year of ground shifting due to extreme drought followed by an abundance of water has not altered the beauty or complexion of the landscape edge detail.

We thank our friends with Elite Concrete and Construction for donating their time and product to complete the look of our signs making them even more outstanding. Elite Concrete and Construction is a company that specializes in meeting all construction needs including driveway, sidewalk and patio repair and replacement. For us, they provided the beautiful curbing. To reach them, you can find him on Facebook, Elite Concrete & Construction, or call Kelley at 281-260-2872.

WANTED: Directors

Ever thought of joining the MCIA Board of Directors? While it is too late to be on the regular ballot, it's not too late to run as a "Write-In Candidate." A Write-in candidate shall be considered a permissible nominee providing the name of such candidate is sent to the attention of and received by MCIA Secretary at the MCIA office by 12:00 p.m. CST on March 19, 2013. The following Director positions are available:

- Section 1 – two year term
- Section 2 – two year term
- Section 3 – two year term
- Section 4 – one year term
- Section 5 – one year term; two year term
- Section 6 – two year term
- Section 7 – two year term
- Section 8 North – two year term
- Section 8 South – two year term
- Section 8 West – two year term
- Section 10 – two year term
- At-Large – two year term

Look for your Ballot in your mailbox the week of March 3rd and make plans to attend our Annual Meeting on March 20th (more details in this issue and with the Ballot mailing).

FAQ

about MCIA Assessments

As published on the MCIA website. Read more at meyerland.net.

Question: What does my Assessment pay for?

Answer: Every assessment is applied in two general "buckets". The first is the "Security" bucket that is money collected by the MCIA and sent directly to the County for security services. The second is the "Maintenance" bucket. That funds everything the Association does to benefit the homeowners outside of security. For example, those funds pay for the company that cares for the grounds that surround Meyerland. It purchased the signs and will pay for the landscaping and irrigation around them. It pays for the various programs the Association hosts such as the Homeowner's Seminar, Security Seminar and Annual Meeting. It pays for the insurance that protects the property of the Association, such as the office building and grounds as well as the signs and much more. For a complete review of the budget, please refer to the budget which is posted in the Financial area of the website.

Question: Why is my assessment payment mailed to Phoenix, AZ?

Answer: All Assessment invoices instruct payment to be mailed to and processed by our bank's lockbox, which happens to be located in Phoenix, AZ. This is a free service provided by our bank and greatly increases the efficiency with which payments are processed. To make sure your payment is received and processed correctly, please make sure that your payment is mailed with the payment coupon that is provided. Additionally, please write your current account number on your check and be sure that your property address is included on your check. If you own two different properties in Meyerland, please mail your payments separately.

Question: What happens if I do not pay my assessment on time?

Answer: Every homeowner is required to pay their assessment as required by their respective deed restrictions. If you do not pay your assessment in full and on time, you will be fined 10% per annum on the outstanding balance on the date decided by the Board. In the past, that date has been April 1st of each year. Should you not pay your outstanding balance 30 days after that date, your account will be turned over to the attorney for collections and legal fees will be incurred. The account will remain with the attorney until it is paid in full. Depending on how long you fail to meet your financial obligations will determine the legal charges. We strongly recommend you do not place yourself in this situation. Please contact the office if you have any additional questions or concerns.

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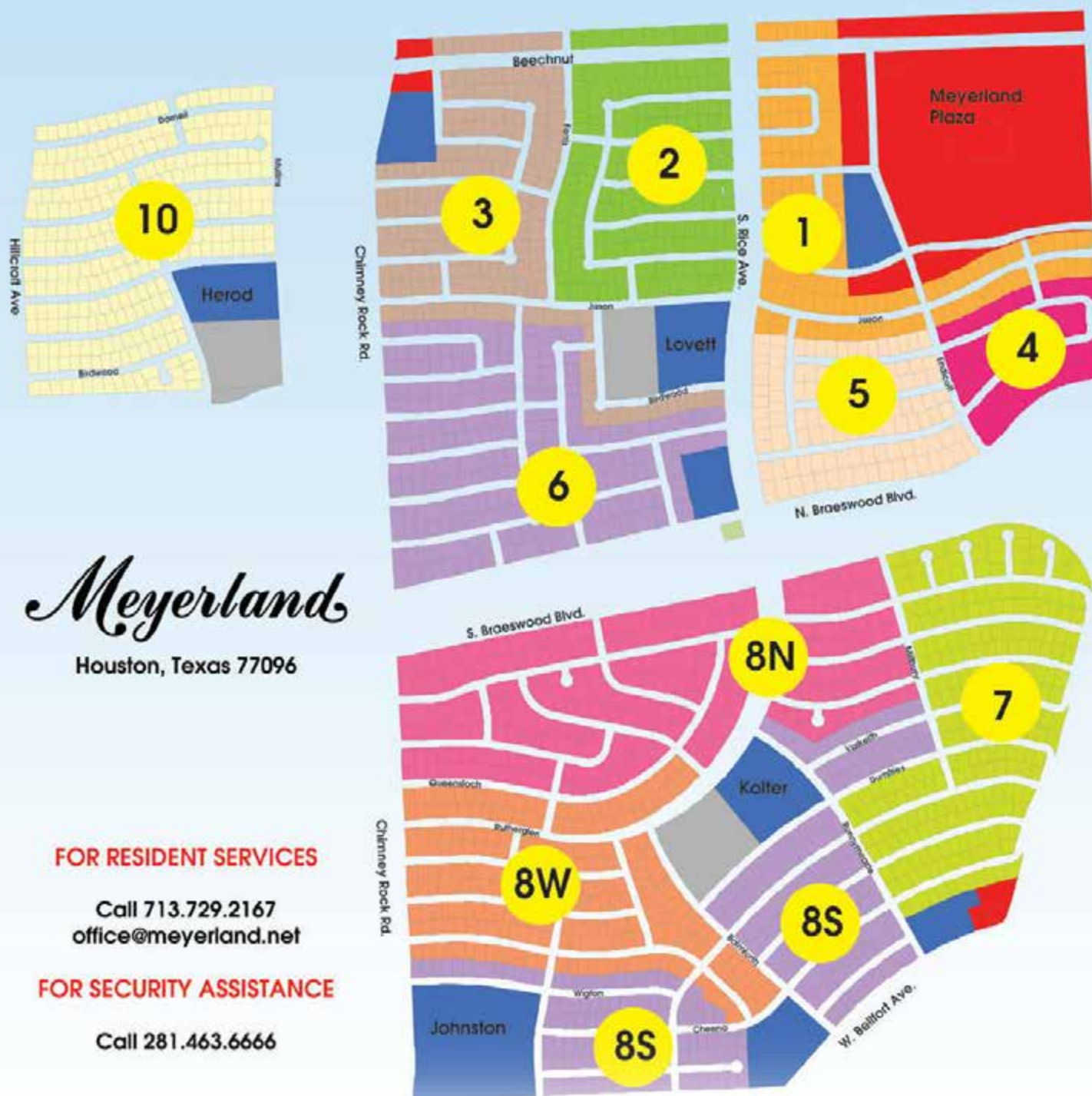
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Meet Your Director

Larry Rose

"Meet Your Director" is a recurring article to acquaint you with your neighbors who serve on the Board of Directors.

This month's featured director is Dr. Larry Rose, a Director for Section 8 West. He has served on and off of MCIA for over 20 years. He was last elected on 2010.

Why did you decide to join the MCIA Board of Directors?

I had heard there was going to be a change to the Deed Restrictions that would have been a negative to homeowners who owned boats, RV's, campers, and trailers and that would have severely impacted their ability to temporarily store their equipment at their residences. I became acquainted with some of the Directors who were writing the Deed Restrictions, met with them, and explained how their proposed rule would have had unintended consequences to Meyerland residents. I was impressed with the cooperation I received, and how open the then Board was to a reasonable approach and explanation. I decided that I wanted to become a Director so I could be aware of what was impacting the Meyerland community.

What Board titles or committee seats do you hold?

Over the past years, I have served as Chair of the Security Committee, Vice President, and President.

What has been rewarding about being on the Board?

Being able to have a positive impact on the residents that have elected me to the Board.

What surprised you about being on the Board?

A few of the Board members I have served with, in my opinion, have not been able to leave their personal agendas at the door when the meeting starts.

What advice would you give a new Director?

Realize, as a Director, it is your responsibility to study the issues, and cast a vote that truly reflects what you think is best for those you represent, and not how you personally feel. In my situation, I had to make many unpopular decisions, specifically those that impacted the security of Meyerland residents, and how money was spent. Don't get on the Board because you think there is personal glory, there is not.



Dr. Larry Rose is a board-certified orthodontist for over 35 years. For over 20 years, Dr. Rose was a professional NHRA drag racer.

KOLTER NEWS

Registration of zoned students is a high priority at Kolter Elementary! We are now accepting zoned student registration for the 2013-2014 school year. Please register as soon as possible in order to ensure space availability for all students zoned to Kolter. Kolter will accept registration Monday through Friday 8:30 a.m. until 2:30 p.m. Parents should bring:

- Original birth certificate
- Social Security Card
- Complete immunization record
- Current report card
- Parent's photo ID or driver's license
- Proof of residence—a lease, electric, gas, or water bill

To find out more about Kolter Elementary, please visit our website at www.kolterelementary.org.



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SIGN REPAIRED

Back in November, vandals pried off various letters from both sides of the subdivision marker on South Braeswood near Loop 610. The letters are custom-made, and manufacturing new ones requires casting and powder coating. The Association has ordered extra replacement letters in the event of future vandalism. If you have any knowledge about the November incident, please call Precinct 5 at 281-463-6666.

Burglary Suspect Caught!

Reprinted from the MCIA Office Email List

Sent February 15, 2013

This morning, the garage of a home on the 10700 block of Braewick in Westbury was being burglarized as the resident was returning home. The vehicle description and plate number were called into Pct 5 dispatch along with a description of items stolen. The Westbury Deputy then sent a message to HPD with the information about the vehicle. At that same moment, an HPD officer pulled over the suspect on an unrelated charge and was able to connect the suspect to the crime.

While this situation is not typical, the reporting and the speed in which information can be shared is. If you have been broken into, please report it; even if you think it was only a few insignificant items. The more reporting we do, the better chance we have of catching them. Call Precinct 5 dispatchers at 281-463-6666.

Want to get more emails like this from MCIA? Go to www.meyerland.net. On the left side under "For Residents" click "Sign Up for E-mail List."



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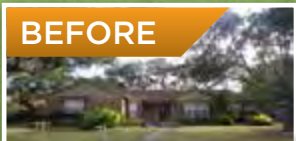


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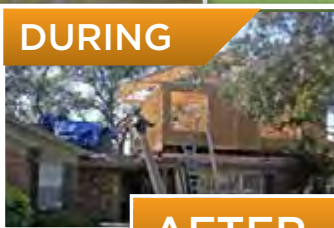


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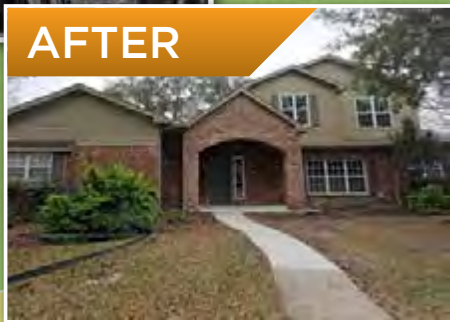
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